



How to Apply

Applications for the rehabilitation program can be obtained online at www.chesterfield.gov or by contacting the assessments office at 748-1321.

The Department of Real Estate Assessments also provides information relating to over 132,000 properties in Chesterfield County online at www.chesterfield.gov. Just click on County Departments and then click on Real Estate Assessments. Property assessments, sales data, building information, owner history, and other property facts are available online.

The Department of Real Estate Assessments welcomes the opportunity to answer questions and discuss assessments at any time throughout the year. Call 804-748-1321.

Chesterfield County
Department of Real Estate Assessments

6701 Mimms Loop
Chesterfield, Virginia 23832

804-748-1321



Providing a FIRST CHOICE community
through excellence in public service

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*Incentive Program for Rehabilitation of **RESIDENTIAL** Properties*



Chesterfield County
Department of
Real Estate Assessments

Incentive Program

To protect and preserve our mature and settled neighborhoods, Chesterfield County has adopted an ordinance granting a partial tax exemption for older residential structures that have been rehabilitated, renovated or replaced. Upon approval, the partial exemption will be in effect for fifteen years and transfers with the real estate. The amount of the exemption is based solely on the increase in assessed value and does not change over the 15-year period.

To Qualify

This program is available to property owners who rehabilitate, renovate or replace residential structures meeting the following criteria:

- The property must be lawfully used for residential purposes;
- Residential structures must be no less than 25 years of age. Structures no less than 15 years of age may also be eligible if the real estate assessment reflects an above normal (10 percent or greater) physical depreciation;
- The rehabilitation, renovation or replacement must increase the assessment by ten percent or more and must be completed;
- For multifamily residences, the rehabilitation, renovation or replacement must not increase the total square footage of the structure being rehabilitated by more than 30 percent;
- For residential structures other than multifamily, the exemption shall apply only to the first 200 percent of any increase in square footage due to replacement or rehabilitation;
- Landscaping, driveways, fencing, or other detached improvements do not qualify under this program.

The Process

The Department of Real Estate Assessments (DREA) administers this program as follows:

- Within twelve (12) months after the filing date of the building permit application for the rehabilitation, renovation or replacement, the owner of any real estate meeting program criteria may apply for an exemption. The application shall be made on forms provided by the county assessor. There is no application fee;
- Upon receiving the application, the county assessor shall determine the base value of the structure, by using the existing assessed value, or, upon request, by inspection. This base value shall be effective for two years from the date of determination, but applicants may reapply after this time period expires;
- Appropriate building permits must be applied for and issued by the Building Inspector's Office;
- All increases in the assessed value during the time the rehabilitation, renovation or replacement is being performed shall be taxable annually until such time as all work has been completed and approved;
- All work must be completed and approved by Building Inspection, and DREA must be notified of such completion of work by December 31 in order for the abatement to be effective January 1 of the following calendar year;
- Upon completion of the project, DREA will inspect the improvements to establish the assessed value eligible for a partial tax exemption.

For additional information:

Building Inspections **748-1057**

Assignment of street addresses, assistance in locating property addresses

Commissioner of Revenue **748-1281**

Personal property, business, and machinery and tools tax; business licenses; tax relief for the elderly and disabled; also processes state income tax returns

Economic Development **318-8550**

Planning **748-1050**

Planning Commission, Board of Zoning Appeals, County's Comprehensive Plan, demographic and economic information

Revitalization Office **318-8674**

Treasurer **748-1201**

Mortgage company information, billing and collection of personal property and real estate taxes

Mission Statement

The Chesterfield County Department of Real Estate Assessments strives to provide accurate, equitable assessments, maintain accurate and up-to-date property records, and provide quality services to our property owners.